




TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Homes at Parkland Royale (026-MP-22)
City of Parkland

DATE: March 15, 2024

This memorandum updates our previous comments regarding the referenced plat dated August 18, 2022.

The Future Land Use Element of the City of Parkland Comprehensive Plan is the effective land use plan for the City of Parkland. This plan designates the area covered by this plat for the uses permitted in the "Palm Beach County Rural Residential-10" (i.e. the southeastern approximate 1.9 gross acres) and "Residential 3 du/ac" (i.e. the remaining approximate 75.7 gross acres) land use categories. This plat is generally located on the south side of Loxahatchee Road, between Bishop Pit Road and the C-36 Levee.

The proposed park use is in compliance with the permitted uses of the effective land use plans.

Regarding the proposed residential use, Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 227 dwelling units. Therefore, the proposed 205 dwelling units are in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendments PC 15-6, PC 19-5 and PC 20-5, which were approved by the Broward County Commission on August 25, 2015, December 3, 2019, and November 4, 2021, respectively, recognizing the following voluntary commitments:

- Contribute one dollar (\$1) per gross square foot (gross floor area) of the residential dwelling units to Broward County to facilitate the affordable purchase or rental of housing (Recorded through Instrument Numbers 119449473, 119449482 and 119449503);
- Based on the bifurcation of PC 15-6, restrict this portion of the development to 129 single-family dwelling units for persons 55 years of age and older (this commitment is scheduled for consideration to be released at the April 16, 2024, County Commission meeting); and

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- Restrict the development of PC 19-5 to 74 single-family dwelling units for persons 55 years of age and older (this commitment is scheduled for consideration to be released at the April 16, 2024, County Commission meeting).

If the County Commission does not approve the release of the age restrictions as noted above, 203 of the proposed dwelling units must be restricted to persons 55 years of age and older.

The effective land use plan shows the following land uses surrounding the plat:

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|--------|---|
| North: | Palm Beach County |
| South: | Irregular Residential 1.4 du/ac |
| East: | Palm Beach Rural Residential-10 and Residential 3 du/ac |
| West: | Conservation (Broward County Land Use Plan) |

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DDV

cc: Nancy Morando, City Manager
City of Parkland

Jane Panebianco, Associate Planner, Planning and Zoning Division
City of Parkland

